CONDOMINIUM PUBLIC REPORT

	Addres: Project	EARL S.P. SMITH AND RUTH SPANGLER SMITH, Co-Trustees of the per Earl S.P. Smith Revocable Trust and the Ruth S. Smith Revocable Trust 3337B Uwila Road, Lawai, Hawaii 96765 Name(*): UWILA FARMS CONDOMINIUM 3337B Uwila Road, Lawai, Hawaii 96765
	Registration No.	3607 Effective date: March 31, 1997 (Partial Conversion) Expiration date: April 30, 1998
Preparat	ion of this Report:	
Revised	Statutes, as amende	ed by the Developer pursuant to the Condominium Property Act, Chapter 514A, Hawaii d. This report is not valid unless the Hawaii Real Estate Commission has issued a ective date for the report.
the Com		pared or issued by the Real Estate Commission or any other government agency. Neither er government agency has judged or approved the merits or value, if any, of the project or of the project.
	ere encouraged to re e of an aparument in	ad this report carefully, and to seek professional advice before signing a sales contract for the the project.
months	from the effective d	Preliminary Public Reports and Final Public Reports automatically expire thirteen (13) ate unless a Supplementary Public Report is issued or unless the Commission issues an order, to this report, extending the effective date for the report.
finai pu		Commission may issue an order, a copy of which shall be attached to this report, that the apartment condominium project shall have no expiration date.
4-4-4	PRELIMINARY: (yellow)	The developer may not as yet have created the condominium but has filed with the Real Estate Commission minimal information sufficient for a Preliminary Public Report. A Final Public Report will be issued by the developer when complete information is filed.
gradiuman	FINAL: (white)	The developer has legally created a condominium and has filed complete information with the Commission. [] No prior reports have been issued. [] This report supersedes all prior public reports. [] This report must be read together with
<u>x</u>	SUPPLEMENTARY: (pink)	This report updates information contained in the: [] Preliminary Public Report dated: [X] Final Public Report dated: September 24, 1996 [] Supplementary Public Report dated:
		And [] Supersedes all prior public reports [X] Must be read together with the Final Report [] This report reactivates the public report(s) which expired on

(*) Exactly as named in the Declaration

FORM: PECO-30 286/986/189/1190/892

Disclosure Abstract: Separate Disclosure Abstract on this condominium project:

[X] Required and attached to this report [] Not Required - Disclosures covered in this report. as Exhibit G

Summary of Changes from Earlier Public Reports:

This summary contains a general description of the changes, if any, made by the developer since the last public report was issued. It is not necessarily all inclusive. Prospective buyers should compare this public report with the earlier reports if they wish to know the specific changes that have been made.

- [] No prior reports have been issued by the developer.
- [X] Changes made are as follows:

SPECIAL NOTE:

THERE ARE COUNTY RESTRICTIONS ON THE NUMBER OF RESIDENTIAL DWELLING UNITS OR OTHER STRUCTURES WHICH MAY BE BUILD UPON THE PROPERTY. THEREFORE, UNLESS THE PURCHASER IS PURCHASING AN EXISTING RESIDENTIAL DWELLING, THERE IS NO ASSURANCE THAT THE PURCHASER WILL BE ABLE TO BUILD A RESIDENTIAL DWELLING UNIT ON THE PROPERTY. THERE ALSO IS NO ASSURANCE THAT THE PURCHASER WILL BE ABLE TO CONVERT AN EXISTING NON-RESIDENTIAL STRUCTURE TO A RESIDENTIAL USE. THE PURCHASER SHOULD CONSULT WITH THE APPROPRIATE COUNTY AGENCIES TO DETERMINE WHETHER THE PURCHASER MAY BUILD A RESIDENTIAL DWELLING UNIT, OR ANY OTHER TYPE OF STRUCTURE UPON THE PROPERTY. UNIT A IS A TOOL SHED AND UNIT B IS AN ANIMAL SHELTER.

- 1. This Public Report does not constitute an approval of the project nor that all County Codes, Ordinances and subdivision requirements have been complied with.
- 2. This project does <u>not</u> involve the sale of individual subdivided lots. The dotted lines on the Condominium Map (Exhibit A) are for illustration purposes only.
- 3. Facilities and improvements normally associated with County approved subdivisions may not necessarily be provided for and services such as County street maintenance and trash collection will not be available for interior roads.
- 4. Read Exhibit I (Letter from County of Kauai) with care.
- 5. Unit B has been reconstructed by Kikiaola Land Company, a licensed contractor, as demonstrated by the County of Kauai Building Permit signed off on May 30, 1996.

THE PROSPECTIVE PURCHASER IS CAUTIONED TO CAREFULLY REVIEW THE DOCUMENTS FOR FURTHER INFORMATION WITH REGARD TO THE FOREGOING.

I. PERSONS CONNECTED WITH THE PROJECT

•	EARL S.P. SMITH AND RUTH SPANGLER SM	ITH,
Developer:	Co-Trustees of the Earl S.P. Smith	Phone: 808-332-8310
•	Revisable Living Trust and the Ruth	S. (Business)
	Smith Revocable Living Trust	
	Business Address 3337 B Uwila Road	
	Lawai, Hawaii 96765	
	Names of officers or general partners of developers	who are corporations or partnerships:
		·
Real Estate	Dotor N Taylor	Phone: 808-245-8928
Broker:	Peter N. Taylor	
	4414 Kukui Grove St., #104	(Business)
	Business Address	
	Lihue, Hawaii 96766	
		000 245 6075
Escrow:	Security Title Corp.	Phone: 808-245-6975
	Name 4370 Kukui Grove St. #203	(Business)
•	Business Address	
	Lihue, Hawaii 96766	
	·	
Generai		000 220 0021
Contractor:	Kikiaola Land Company, Ltd.	Phone: 808-338-0021
	Name	(Business)
	Old Waimea Dairy Site Susiness Address	
	Waimea Hawaii 96796	
Condominium		
Managing		
Agent:	Self managed by Association of	Phone:
	Name Apartment Owners	(Business)
	Susiness Address	
	Desires Addices	
Attorney for		808-245-9154
Developer:	Helene Taylor	Phone:
•	Name 4414 Kukui Grove St. #104	(Business)
	Business Address Lihue, Hawaii 96766	
	Dinger Hanari 30,00	

2.	car	ints Under the Sales Contract: Before signing the sales contract, prospective buyers should ask to see and efully review all documents relating to the project. If these documents are not in final form, the buyer ould ask to see the most recent draft. These include but are not limited to the:
	A)	Condominium Public Reports issued by the developer which have been given an effective date by the Hawaii Real Estate Commission.
	B)	Declaration of Condominium Property Regime.
	C)	Bylaws of the Association of Apartment Owners.
	D)	House Rules.
		Condominium Map.
		Escrow Agreement.
	G)	Hawaii's Condominium Property Act (Chapter 514A, HRS, as amended) and Hawaii Administrative Rules, (Chapter 16-107, adopted by the Real Estate Commission, as amended).
	H)	Other
Cond the C	omi ashi	the developer and are on file at the Department of Commerce and Consumer Affairs. Reprints of Hawaii's nium Property Act (Chapter 514A, HRS) and Hawaii Administrative Rules, Chapter 16-107, are available at lier's Office, Department of Commerce and Consumer Affairs, 1010 Richards Street, 3rd Floor, Honoiulu, mailing address: P. O. Box 541, Honoiulu, HI 96809, at a nominal cost.
This	Publ	lic Report is a part of Registration No. 3607 filed with the Real Estate Commission on Aug. 21, .96
Repr	oduo	ction of Report. When reproduced, this report must be on:
[]	yeii	ow paper stock [] white paper stock [x] pink paper stock

D. The developer hereby certifies that all the information contained in this Report and the Exhibits attached to this Report and all documents to be furnished by the developer to buyers concerning the project have been reviewed by the developer and are, to the best of the developer's knowledge, information and belief, true, correct and complete.

> EARL S.P. SMITH AND RUTH SPANGLER SMITH, Co-Trustees Name of Developer

By: Rush Spacyla Snich

Duly Authorized Signatory

Earls S.P. Smith and Ruth Spangler Smith, Co-Trustees print name & title of person signing above

Distribution:

Department of Finance, Country of Kauai Planning Department, County of Kauai Federal Housing Administration